

# Louisiana Housing Corporation

The following resolution was offered by Board Member Willie Rack and seconded by Board Member Elton M. Lagasse:

#### RESOLUTION

A resolution authorizing extending the deadline from July 15, 2016 to November 15, 2016 to submit Carryover Allocation Documentation evidencing the 10% Expenditure Test has been met as stipulated in the 2015 Qualified Allocation Plan ("QAP") with respect to Sacred Heart at St. Bernard (located at 1720 St. Bernard Avenue, New Orleans, LA), Shady Oaks Homes (located at 503 W. Andrus St., Crowley, LA 70527 70116) and Wyche Apartments (located at 218 Thomas St. Tallulah, LA 71282) awarded under such QAP; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation (the "Corporation") has been ordered and directed to act on behalf of the State of Louisiana (the "State") in applying for, implementing, allocating, and administering programs, grants and/or resources made available pursuant to Section 42 of the Internal Revenue Code (the LIHTC Program); and

WHEREAS, the Corporation Board of Directors, at the December 10, 2014 meeting, adopted a resolution approving the 2015 Qualified Allocation Plan ("QAP"), and providing for other matters in connection therewith, and

WHEREAS, the 2015 QAP provided for carryover allocation documentation to be submitted no later than November 15, 2015 for projects allocated credits from the 2015 housing credit ceiling. Projects not meeting the 10% expenditure test were required to submit to the Corporation carryover documentation evidencing that expenditures of at least ten percent (10%) of a project's cost had been incurred on or before March 15, 2016, and

WHEREAS, the Corporation Board of Directors on January 13, 2016 approved a resolution extending the carryover deadline from March 15, 2016 to July 15, 2016, and

WHEREAS, the staff has received further correspondence from the developers of certain projects requesting an extension to the carryover deadline (attached); and, based on such requests, staff recommends approving an extension that would allow the aforementioned Taxpayers/Owners of Sacred Heart at St. Bernard (located at 1720 St.

Bernard Avenue, New Orleans, LA), Shady Oaks Homes (located at 503 W. Andrus St., Crowley, LA 70527 70116) and Wyche Apartments (located at 218 Thomas St. Tallulah, LA 71282) to submit to the Corporation all carryover documentation evidencing that expenditures of at least ten percent (10%) of a project's cost has been incurred, including an appropriate attorney or CPA opinion in the format prescribed by the Agency, by no later than November 15, 2016 for projects allocated credits from the 2015 housing credit ceilings; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation, that:

SECTION 1. The carryover dates previously stipulated shall be extended for taxpayers of Sacred Heart of St. Bernard, Shady Oaks Homes and Wyche Apartments to November 15, 2016.

**SECTION 2.** All taxpayers are hereby put on notice that failure to meet the carryover allocation by the extended deadline shall result in the automatic rescission of all tax credits reserved to the taxpayer for the project failing to meet the 10% carryover certification.

**SECTION 3.** The Corporation staff and counsel are authorized and directed to prepare the forms of such documents and agreements as may be necessary to implement the Board's actions.

**SECTION 4.** The Chairman and Interim Executive Director of the Corporation be and they are hereby authorized, empowered and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution as approved by counsel and LIHTC Program Counsel.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

Lloyd S. Spillers, Michael T. Anderson, Larry Ferdinand,

Tammy P. Earles, Elton M. Lagasse, Willie Rack, Donald

Secretary

B. Vallee, Jennifer Vidrine, Gillis R. Windham.

NAYS:

None.

ABSENT:

John N. Kennedy.

ABSTAIN:

Chairman

None.

And the resolution was declared adopted on this, the 8th day of June 2016.

#### STATE OF LOUISIANA

#### PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "Corporation"), do hereby certify that the foregoing three (3) pages constitute a true and correct copy of a resolution adopted by said Board of Commissioners on June 8, 2016, entitled, "A resolution authorizing an extension of submission of Carryover Allocation Documentation as stipulated in the 2015 Qualified Allocation Plan ("QAP") with respect to Sacred Heart at St. Bernard (located at 1720 St. Bernard Avenue, New Orleans, LA), Shady Oaks Homes (located at 503 W. Andrus St., Crowley, LA 70527 70116) and Wyche Apartments (located at 218 Thomas St. Tallulah, LA 71282) awarded under such QAP; and providing for other matters in connection therewith."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 8th day of June 2016.

Secretary

(SEAL)

#### OFFICE OF COMMUNITY DEVELOPMENT

### CITY OF NEW ORLEANS

MITCHELL J. LANDRIEU MAYOR ELLEN M. LEE DIRECTOR

May 27, 2016

Ms. Cheryl Breaux
Director
Community Planning and Development
U.S. Department of Housing and Urban Development
New Orleans Field Office
Hale Boggs Federal Building
500 Poydras Street, 9<sup>th</sup> Floor
New Orleans, LA 7-130

RE: Sacred Heart at St. Bernard Apartments - Request to waive Environmental Review Section 58.22

Dear Ms. Breaux,

The City of New Orleans through its NOFA process has awarded HOME funds to Providence Community Housing (PCH). The funds will be used for the acquisition and the redevelopment of the Sacred Heart Church located at 1720 St. Bernard Ave., New Orleans, LA 70116. The project is known as Sacred Heart at St. Bernard.

Under this project PCH will acquire the property from the Archdiocese of New Orleans and rehabilitate the church and construct a new 53 unit multi-family complex. The project will provide affordable housing for low to moderate income individuals.

It has come to the City's attention that a choice limiting action per CFR 58.22 has occurred on the project. PCH has acquired the property prior to the environmental review process being completed. The City's Environmental Compliance Units (ECU) has completed its review and is ready to issue a Finding of No Significant Impact (FONSI). Before the ECU can move forward and publish the FONSI a waiver is needed on the 58.22 violation.

The City of New Orleans believes that the Sacred Heart at St. Bernard project is a very important project that will go a long way to providing needy families with affordable housing. In addition, the project will go a long way in helping the Housing Authority of New Orleans (HANO) meet its CNI commitment for off-site replacement units for Iberville.

If additional information is needed, please contact Ms. Shirley Smith, Environmental Compliance Office, at 658-4357.

Sincerely,

Ellen M. Lee

Director of Housing Policy and Community Development

cc:

Anthony Faciane Shirley Smith

> 1340 POYDRAS STREET | SUITE 1000 | NEW ORLEANS, LOUISIANA 70112 PHONE 504-658-4200 | FAX 504-658-4238



#### Shady Oaks, Crowley LA

- 100 single family homes.
- Originally built in the early 1970's.
- 100% HAP contract
- 98% occupied
- Current existing HUD 1<sup>st</sup> and 2<sup>nd</sup> mortgage. Will be replaced with new a HUD 1<sup>st</sup> mortgage.
- The project operates fine but is in substantial need of rehab. LIHTC's is the only avenue to provide adequate sources of funds for rehabilitation.
- Need to spend approximately \$895,000 to meet 10% carryover.
- To date the project has paid \$121,141.30 in cost
- Walker Dunlop is the HUD loan originator
- Regions Bank is the investor

#### Wyche Apartments, Tallulah LA

- 60 multi-family units.
- Originally built in the mid 1970's
- 100% HAP contract
- 96% occupied
- Current existing HUD 1<sup>st</sup> and 2<sup>nd</sup> mortgage. Will be replaced with a new HUD 1<sup>st</sup> mortgage.
- Need to spend approximately \$650,000 to meet 10% carryover.
- To date the project has paid \$84,677.09 in cost.
- Walker Dunlop is the HUD loan originator
- · Regions Bank is the syndicator



James Freeman Vice President

### Development • Construction • Management

April 4, 2016

Ms. Brenda Evans
Program Administrator
Louisiana Housing Finance Agency
2415 Quail Dr.
Monroe LA 71201

Re: 10% carryover deadline for Shady Oaks #2015-001 and Wyche Apartments #2015-024.

Dear Ms. Evans:

Please let this letter serve as our official written request to extend the carryover deadline for the referenced projects funded under the 2015 LIHTC funding cycle to November 30, 2016.

Both Shady Oaks and Wyche Apartments currently have existing HUD loans and 100% HAP contracts. We are in process of obtaining new HUD 221(d)(4) loans to use in connection with the tax credit equity to perform the substantial rehabilitation on each property. Walker Dunlop is serving as the loan processor and Regions Bank will be the syndicator and construction lender. The process for obtaining HUD's approval on the new 221(d)(4) loans can be time consuming and outside the control of the borrower.

In order to meet the 10% expenditure test we must be able to transfer ownership of the property into the new entities name. There will not be enough pre-purchasable building materials required to satisfy the 10% expenditure test. We will not be able to transfer ownership of the property until we close on the new 221(d)(4) loan. We do not see any way to meet carryover without acquiring ownership of the property(s). Based on our timeline we should be able to close the new 221(d)(4) loans on both projects and transfer ownership by November 30, 2016 thereby allowing us to meet the 10% expenditure test.

Please give this request your immediate attention. We will continue to diligently work toward closing on both projects.

Sincerely

James Freeman Vice President



Fax (318) 322-1945

# Walker&Dunlop

810 Crescent Centre Drive Suite 260 Franklin, TN 37067 www.walkerdunlop.com 615/435-1950 615/778-0072 (FAX)

June 6, 2016

Standard Enterprises, Inc. James Freeman Vice President 3104 Breard St. Monroe, LA 71201

RE: Shady Oaks Homes, Crowley, LA.
Wyche Apartments, Tallulah, LA.

Dear James;

I hope you are well. As you know, my business partner, David Strange, and I co-originate HUD related transactions with Stephen Farnsworth and the New Orleans, LA. Walker & Dunlop office. In early 2016 we began the process of helping find permanent debt options for the substantial rehabilitations for Shady Oaks Homes in Crowley, LA. and Wyche Apartments in Tallulah, LA. After analysis, the HUD 221d4 Sub Rehab Low Income Housing Tax Credit (LIHTC) program was the best options for both construction and permanent financing for both projects.

The first step to the HUD approval process is receiving a nod from HUD through a face to face Concept Meeting. We submitted both the Shady Oaks Homes and Wyche Apartments Concept Packages to the Ft. Worth HUD office on March 29, 2016 and had the Concept Meeting on April 19. The Concept Meeting went great and HUD issued both Walker & Dunlop and Standard Enterprises, Inc. the authorization to precede with the HUD 221d4 Sub Rehab LIHTC program for both projects. HUD further agreed to allow a "Straight to Firm" application submission for both projects. The "Straight to Firm" application submission allows the borrower to skip the preapplication stage and submit the whole package to HUD at one submission. This application submission process saves time and is often used for LIHTC projects.

Walker & Dunlop started the underwriting process for both projects prior to the Concept Meeting and did the required site visit with HUD for Shady Oaks Homes on April 27<sup>th</sup> in Crowley. Walker & Dunlop will complete the site visit for Wyche Apartments in Tallulah in June. Underwriting is going well and Walker & Dunlop anticipates submitting the HUD 221d4 Sub Rehab LIHTC "Straight to Firm" package to the Ft. Worth HUD office for Shady Oaks Homes in July and Wyche Apartments in August.

# Walker&Dunlop

810 Crescent Centre Drive Suite 260 Franklin, TN 37067 www.walkerdunlop.com 615/435-1950 615/778-0072 (FAX)

HUD is allowed 5 business days to review the underwriting package for completeness and 60 total days to complete the HUD processing to issue a Firm Commitment. We anticipate a Firm Commitment for Shady Oaks Homes in September and a closing in October. We anticipate Firm Commitment for Wyche Apartments in October and a closing in November. Please let us know if you have any questions. Thanks.

Sincerely,

Keith Melton

**Managing Director** 

cc: David Strange, Managing Director

Kent Meet

cc: Stephen Farnsworth, Managing Director cc: Jonathan Barany, Assistant Vice President



June 6, 2016

Mr. James Freeman Standard Enterprises, Inc. 3104 Breard Street Monroe, LA 71201

Re: Shady Oaks Apartments and Wyche Apartments

James,

Per your request, I am writing this letter to acknowledge Regions Bank is proceeding with the final underwriting and due diligence gathering for Shady Oaks Apartments and Wyche Apartments. Both of these developments were awarded 9% section 42 credits by the Louisiana Housing Corporation in 2015. As you know there are executed letters of intent that were provided by Regions Bank as the equity investor and bridge lender. These letters of intent were signed by the general partner and guarantors. Our outside legal counsel is beginning the drafting of equity and bridge loan documents, too. Please let me know if you need anything further.

Regards,

David N. Payne Vice President

6/3/2016 3:34:32PM

] To [ZZZZZZZZZZZ] oT [

2015 2412 [No]

> Use Rolled Up Amounts Last Posting Sequence

[04821] To [04821]

[N]

Sort Transactions By Transaction Date

From Account Group

Last Year Closed

From Account No.

Include Posting Seq. and Batch-Entry Include Balances and Net Changes Include Accounts With No Activity

Include Trans. Optional Fields

From Period For Year Sort By

Shady Oaks \$122,141.30 total spend Standard Enterprises, Inc. G/L Transactions Listing - In Functional Currency (GLPTLS1) [01] To [12] [2015] [Account No.] [Xes] [N]

Page 1

Account	Account Number/		Description/	Posting					
Prd.	Source	Date	Reference	Seq.	Batch-Entry	Debits	Credits	Net Change	Balance
04821			A/R SHADY OAKS 2015						0.00
10	AP-IN	1/28/2015	-GIBCO Environmental, LLC	427	447-30	2,500.00			
			311-DP-GIBCO Environmental, LLC						
			Net Change and Ending Balance for Fiscal Period 01:	eriod 01:				2,500.00	2,500.00
05	AP-IN	2/2/2015	-Cook Moore and Associates	445	465-1	1,750.00			
			2215-Cook Moore and Associates						
			Net Change and Ending Balance for Fiscal Period 02:	eriod 02:				1,750.00	4,250.00
03	AP-IN	3/3/2015	-Cook Moore and Associates	577	597-26	1,750.00			
			CD#15-13829-Cook Moore and Associates						
03	AP-IN	3/3/2015	-Rayne Acadian-Tribune	21.1	597-28	66.25			
			21915-Rayne Acadian-Tribune						
03	AP-IN	3/30/2015	-Hunter Law Firm	670	690-10	110.00			
			721-Hunter Law Firm						
			Net Change and Ending Balance for Fiscal Period 03:	eriod 03:				1,926.25	6,176.25
40	AP-IN	4/6/2015	-GIBCO Environmental, LLC	691	711-24	2,500.00			
			367-FN-GIBCO Environmental, LLC						
04	BK-EN	4/16/2015	CASHIER CK TO LA HOUSING CORP	735	755-1	9,500.00			
			Net Change and Ending Balance for Fiscal Period 04:	eriod 04:				12,000.00	18,176.25
07	BK-EN	7/28/2015	CASHIER CK KA HOUSING CORP	1096	1119-1	37,500.00			
			CASHIER CK KA HOUSING CORP						
			Net Change and Ending Balance for Fiscal Period 07:	eriod 07:				37,500.00	55,676.25
12	AP-IN	12/2/2015	4639	1572	1602-24	2,262.98			
			Little And Associates						
			Net Change and Ending Balance for Fiscal Period 12:	eriod 12:				2,262.98	57,939.23

6/3/2016 3:34:32PM G/L Transactions Listing - In Functional Currency (GLPTLS1)

Balance	57,939.23	57,939.23
Net Change	57,939.23	57,939.23
Credits	0.00	00:00
Debits	57,939.23	57,939.23
Batch-Entry		, ,
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	Totals: A/R SHADY OAKS 2015	
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6/3/2016 3:34:17PM G/L Transactions Listing - In Functional Currency (GLPTLS1)

	Balance	57,939.23						110,588.06						119,677.07							122,166.91		
	Net Change							52,648.83						9,089.01		•	L acct			3000	2,489.84		
	Credits																open c						
	Debits		203.83	11,000.00	ē.	10,500.00	30 945 00	00.00	5,700.00		389.01	3 000 00			1,800.00		250.00		439.84			224.39	
	Batch-Entry		1948-1	1966-17		2038-1	1962_1	1.205	2081-1		2106-1	2118-20			2221-28		2221-30		2235-1			2348-1	
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	Description/ Reference	A/R SHADY OAKS 2015	70128836/216	Capital One Bank 74886	RCH Company, Inc.	74922	RCH Company, Inc.	Net Change an	74932	RCH Company, Inc.	70128836/31916	Capital One Bank	RCH Company, Inc.	Net Change an	74977	RCH Company, Inc.	416	Shady Oaks 20	70128836/416	Capital One Bank	Net Change an	40128836/516 Canital One Bank	Japital One ba
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Balance	122,391.30	122,391.30	122,391.30
Net Change	224.39	64,452.07	64,452.07
Credits		00.00	0.00
Debits		64,452.07	64,452.07
Batch-Entry		' !	
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Page 1

Wyche

Standard Enterprises, Inc.

6/3/2016 3:34:57PM

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05501		٩	A/R WYCHE 2015						0.00
5	AP-IN	1/28/2015	-GIBCO Environmental, LLC	427	447-31	2,250.00			
		w) Z	312-DP-GIBCO Environmental, LLC Net Change and Ending Balance for Fiscal Period 01:	r Fiscal Period 01:				2,250.00	2,250.00
05	AP-IN	2/2/2015	-Cook Moore and Associates	445	465-1	1,500.00			
		N Z	2213-Cook Moore and Associates Net Change and Ending Balance for Fiscal Period 02:	r Fiscal Period 02:				1,500.00	3,750.00
80	AP-IN	3/3/2015	-Cook Moore and Associates CD#15-13830-Cook Moore and Associates	577 ociates	597-27	1,250.00			
03	AP-IN	3/30/2015	-Hunter Law Firm 719-Hunter I aw Firm	029	690-11	343.00			
		. 2	Net Change and Ending Balance for Fiscal Period 03:	r Fiscal Period 03:				1,593.00	5,343.00
04	AP-IN	4/6/2015	-GIBCO Environmental, LLC	691	711-25	2,250.00			
94	AP-IN	3	369-FN-GIBCO Environmental, LLC -The Madison Inimal	804	711-28	22.50			
	in Br		19506-The Madison Journal	3	2	00000			
40	BK-EN	4/16/2015 C	CASHIER CK TO LA HOUSING CORP 733	RP 733	753-1	7,500.00		0000	
20	BK-EN	7/16/2015	CASHIERS CK LA HOUSING CORP 7-14-2015	7-14-2015 1038	1061-1	750.00		9,652,50	15,175.50
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8		_	Net Change and Ending Balance for Fiscal Period 07:	r Fiscal Period 07:		1		750.00	15,925.50

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1213-1

1188

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-Madison Parish Clerk of Court

8/20/2015

AP-IN

80

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08

1236-1

1210

124.00

6/3/2016 3:34:57PM G/L Transactions Listing - In Functional Currency (GLPTLS1)

Balance	43,283.40		45,544.46	45,544.46	45,544.46
Net Change	27,357.90		2,261.06	45,544.46	45,544.46
Credits				0.00	0.00
Debits	27,133.90	2,261.06		45,544.46	45,544.46
Batch-Entry	1235-1	1602-25			
Posting Seq.	1209 riod 08:	1572	iod 12:		
-	CASHIERS CK LA HOUSING CORP 8-25-15 1209 CASHIERS CK LA HOUSING CORP 8-25-15 Net Change and Ending Balance for Fiscal Period 08:	ciates	Net Change and Ending Balance for Fiscal Period 12:	'CHE 2015	
Description/ Reference	CASHIERS CK CASHIERS CK Net Change an	4635 Little And Associates	Net Change and	Totals: A/R WYCHE 2015	Report Totals:
Date	8/26/2015	12/2/2015			
Account Number/ Prd. Source	BK-EN	AP-IN			
Account Prd.	88	12			

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	Balance	45,544.46		45,704.69						00 000	34,246.60						84,771.39		84,927.09	
	Net Change			160.23						0	0,342.11		Till				30,524.59		155.70	
	Credits												To oran 1 Dariet	3						
	Debits		160.23		4,250.00	167.11		2,125.00	2,000.00		2 125 00	2, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	250.00		204.59	27,945.00		155.70		
	Batch-Entry		1948-1		2081-2	2106-1		2118-19	2192-23		70-1000	1	2221-31		2235-1	2285-1		2348-1		
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	Description/ Reference	A/R WYCHE 2015	70128836/216	Capital One Bank	74933	RCH Company, Inc. 70128836/31916	Capital One Bank	74938	RCH Company, Inc. 74955	RCH Company, Inc.	74976	RCH Company, Inc.	416	Wyche 2015 L	70128836/416	Capital One Bank WIRE OUT 4-26-1	Net Change a	40128836/516	Capital One Bank	
Include Accounts With No Activity Include Balances and Net Changes Include Posting Seq. and Batch-Entry Include Trans. Optional Fields From Period For Year Sort By Sort Transactions By Transaction Date From Account No. From Account Group Last Year Closed Last Year Closed Last Posting Sequence Use Rolled Up Amounts	Date	2057	2/15/2016		3/4/2016	3/15/2016		3/17/2016	3/31/2016		4112/2016		4/12/2016		4/14/2016	4/27/2016		5/12/2016		
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Balance	84,927.09	84,927.09
Net Change	39,382.63	39,382.63
Credits	0.00	0.00
Debits	39,382.63	39,382.63
Batch-Entry		
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	YCHE 2015	u
Description/ Reference	Totals: A/R WYCHE 2015	Report Totals:
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